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PIRIT

OF



Brabazon



YTL Developments  
YTL GROUP

**SINCE 1910 FILTON AIRFIELD HAS BEEN BRISTOL'S HOME FOR INNOVATORS, INVENTORS, AVIATORS AND PIONEERS. A PLACE WHERE PEOPLE CHALLENGE THEMSELVES TO GO FASTER, AIM HIGHER, BE BOLDER AND ACHIEVE BETTER. IT'S THE DARING THAT GETS A PLANE OFF THE GROUND. THE PASSION THAT BRINGS PEOPLE TOGETHER. THE DRIVE TO BUILD A BRIGHTER TOMORROW.**

**SINCE ACQUIRING THIS LANDMARK SITE IN 2015, WE HAVE BEEN DEFINING OUR VISION FOR ITS EXCITING FUTURE.**

**WE ARE YTL DEVELOPMENTS.**

**Brabazon**



**THERE ARE PROBABLY VERY FEW PLACES IN THE  
WORLD THAT CAN MATCH FILTON AIRFIELD FOR  
EXTRAORDINARY ENDEAVOURS  
AND ACHIEVEMENTS. FOR NEARLY A CENTURY  
IT WAS THE EPICENTRE OF AVIATION PIONEERING.  
IT IS **WORLD FAMOUS** AND REMAINS  
A **WORLD CLASS** HOME TO THE VERY BEST  
IN AVIATION AND TECHNOLOGY.**

Filton Airfield had the longest runway in Europe and was the largest aviation manufacturing plant in the world. It was also the home of Concorde and remains so to this day. The Brabazon Hangar, built in 1954, was the biggest single-span building ever constructed and featured the largest doors in the world. It was from Filton Airfield where the world altitude record was broken in 1936 and this same record was broken six times over the next decade.

Today, Filton Airfield is at the centre of one of the largest aerospace clusters in the world and integrated with Bristol's expertise in advanced engineering, creative and digital, finance and professional services. At its heart, Filton Airfield represents the extraordinary things that can be achieved by human endeavour.

**WE BELIEVE THIS 'SPIRIT' REMAINS ON THIS SITE.  
IT'S PART OF ITS DNA. WE BELIEVE THIS SPIRIT CAN  
BE BROUGHT BACK TO LIFE FOR A NEW GENERATION  
OF PEOPLE WHO WILL LIVE, WORK AND VISIT HERE.**





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# GOOD GOD

THE MAIDEN FLIGHT OF THE BRISTOL BRABAZON

# IT WORKS

Bill Pegg, Chief Test Pilot



In the late 1940s, on a patch of land just outside Bristol, a small group of visionaries embarked on a journey that would change the path of aviation forever. Their task, to construct an aircraft bigger than any ever created, for the sole purpose of travelling from London to New York, carrying passengers higher, faster and in greater comfort than any other airliner. A project so ambitious it would require a specialist hangar and one of the longest runways ever seen. Under the supervision of a committee led by Lord Brabazon of Tara, building of the first Bristol Brabazon got underway. As they began, his team had no idea just how many world firsts would occur during the assembly of this extraordinary plane.

On the morning of 4th September 1949, members of an excited public began to gather, a few at first, eventually numbering more than ten thousand. Just before eleven o'clock, the thunderous roar of eight propellers pierced the morning air and the haze of fuel supplanted the mist. As the mighty, silver behemoth thundered down the runway and left its home behind, test pilot Bill Pegg uttered the words "Good God – it works!" One can only imagine what was going through his mind in the moments before he lifted the Bristol Brabazon off the ground.


The Bristol Brabazon did not succeed as a viable commercial aircraft, but what they achieved was far more important. Every hand that lifted the giant fuselage, every rivet, every nut and bolt that held this magnificent machine together would play at least some small part in influencing the future of world aviation. It was the spirit of endeavour that drove them on. The Bristol Brabazon was unequalled in its field – without it there would be no Boeing 747; there would be no Concorde; there would be no Airbus A380. Without the men and women who had the passion for doing what others thought impossible, then perhaps transatlantic flight wouldn't be quite so commonplace. The Bristol Brabazon provided the catalyst for others to connect the world in ways previously thought impossible.

The story of the Bristol Brabazon and the many other extraordinary enterprises at Filton Airfield over almost a century, capture not only the spirit of individual triumph, but the passion of the human race to succeed in the face of seemingly insurmountable odds. The struggle to improve, the will to prevail, the highs of success and the lows of failure before starting over again, are all part of what created this remarkable place. We know there is something special about it – amazing things happened here and dazzling feats were accomplished. There are few places on earth that can match it for ingenuity, ambition and achievement over so many decades. Our dream is equally ambitious. We want Filton Airfield to be revitalised and once again become a place of endeavour, of indomitable spirit and of awe-inspiring victories.

We are YTL. And we will deliver this.

**WE HAVE CALLED IT BRABAZON AND WE ARE  
BRINGING IT BACK TO LIFE.**





**NOW IT'S YOUR TURN. IT'S YOUR  
OPPORTUNITY TO FOLLOW IN THE  
FOOTSTEPS OF THE GREAT AND FEARLESS  
INNOVATORS. WHAT WILL BE YOUR ENDEAVOURS  
AND TRIUMPHS? YOUR STORY IS YET  
TO BE WRITTEN. BRABAZON WILL  
PROVIDE THE SETTING.**



PREPARE FOR TAKE-OFF

THE  
**NEW**  
**ADVENTURE**  
OF *Brabazon*  
**BEGINS HERE**

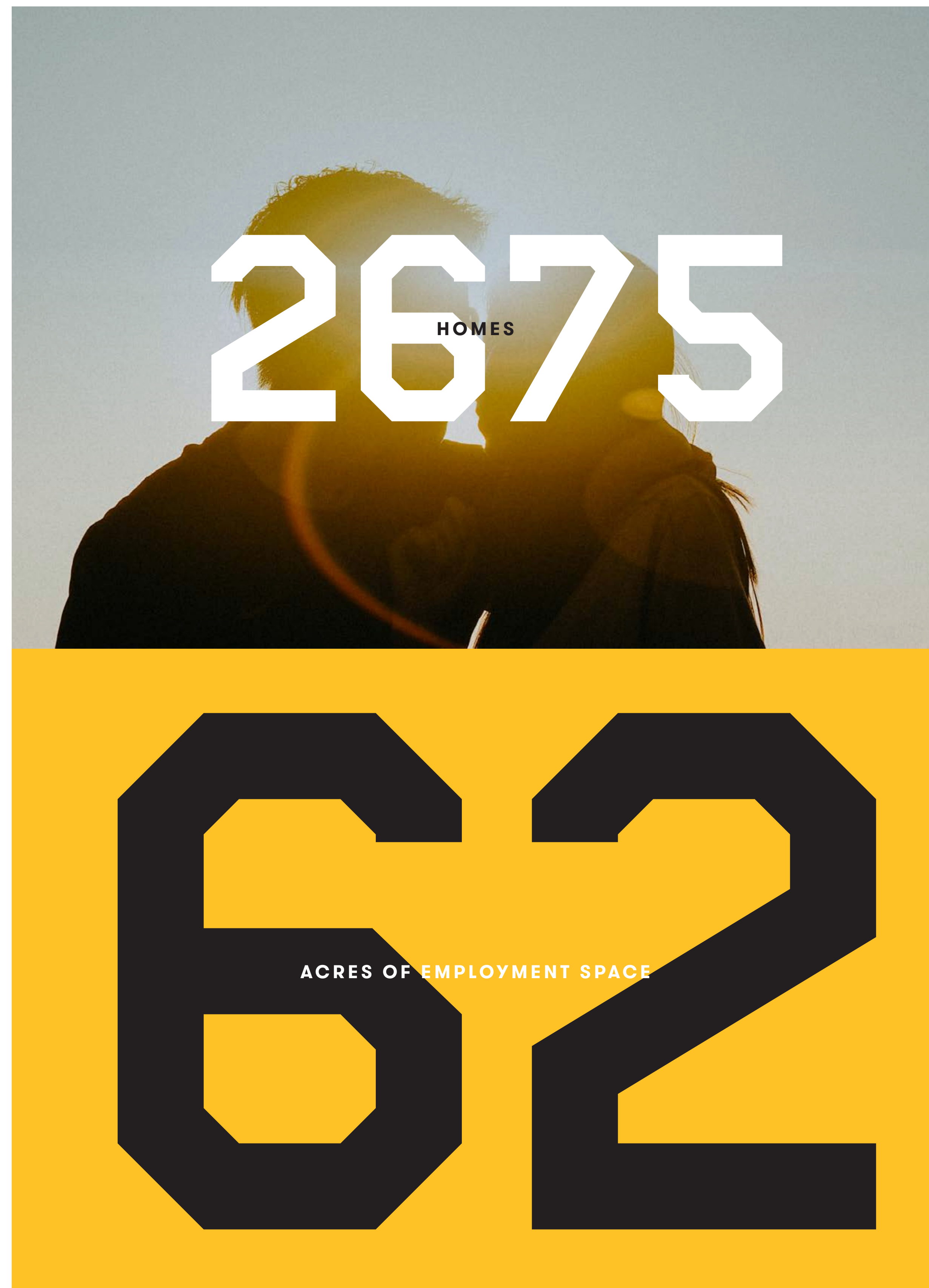
ONCE COMPLETED, THIS 380-ACRE LANDMARK SITE WILL BE AN AMAZING PLACE. FOR OVER 20,000 PEOPLE IT WILL BE HOME OR A PLACE OF WORK OR BOTH. IT WILL ATTRACT THOUSANDS OF VISITORS EVERY DAY. IT WILL CREATE AND SUPPORT MANY JOBS IN THE AREA AND DELIVER NEW SCHOOLS, HEALTH FACILITIES, PARKS AND IMPROVED TRANSPORT AS WELL AS STRENGTHEN THE BRISTOL ECONOMY WITH WORLD-CLASS FACILITIES FOR THOSE WORKING IN THE AEROSPACE INDUSTRIES AND RELATED FIELDS.





**380-ACRE LANDMARK SITE – THE LARGEST DEVELOPMENT IN BRISTOL'S RECENT HISTORY**









AT LEAST

£100

MILLION INVESTMENT IN  
INFRASTRUCTURE

NEW SCHOOLS

3

52,000

SQ FT OF NEIGHBOURHOOD RETAIL SPACE





# 10,000

**JOBS**

**1**  
NEW RAILWAY STATION

**1**

**DEDICATED METROBUS ROUTE**

**+**

**INTEGRATED CYCLE ROUTES CONNECTING  
TO THE WIDER BRISTOL NETWORK**





F R O M   T H E

# SPEED OF SOUND



# CONNECTIONS ON THE GROUND

*Brabazon*



BRISTOL AIRPORT IS THE FASTEST-GROWING AIRPORT IN THE UK WITH OVER 110 SCHEDULED DESTINATIONS ACROSS THE UK, EUROPE AND THE UNITED STATES.



A NEW FLEET OF HIGH-SPEED, HIGH-CAPACITY TRAINS ARE REDUCING JOURNEY TIMES TO LONDON TO 79 MINUTES. A NEW RAILWAY STATION IS PROPOSED TO PROVIDE A DIRECT AND FREQUENT LINK TO BRISTOL TEMPLE MEADS AND, IN THE FUTURE, BRISTOL PARKWAY.



A DEDICATED METROBUS ROUTE THAT IS EXPECTED TO CARRY OVER 20,000 PASSENGERS PER DAY IN THE FIRST YEAR.



MORE THAN £100 MILLION INVESTMENT IN TRANSPORT INFRASTRUCTURE IN THE LOCAL AREA.



# THE PLACEMAKERS

THE BRABAZON PROJECT WILL FOLLOW IN THE FOOTSTEPS OF THE GREAT PATHFINDERS THAT GRACED THIS PLACE BEFORE US. IT WILL BECOME A MASTERPLANNED NEW NEIGHBOURHOOD UNLIKE ANYTHING BRISTOL HAS SEEN BEFORE, WITH A NEW TOWN CENTRE AT ITS HEART WHERE PEOPLE CAN LIVE, WORK, LEARN, ENJOY PARKS AND GREEN SPACES, HAVE A COFFEE OR A BITE TO EAT, SOCIALISE TOGETHER OR SIMPLY ENJOY LIFE. BRABAZON WILL BE A VIBRANT PLACE THAT INSPIRES.

“We want to make a difference in how and where people live. We are not just building houses; we are creating a lifetime community.”



At Brabazon, we envisage creating something truly visionary in the local context. In urban settings there is often a mosaic of estates – hundreds of houses, but no community. We are different. Our site is large enough for us to be ambitious and holistic in our approach. We can create a community with a deep sense of place – new neighbourhoods, quality architecture and design, parks, homes, shops and work spaces all in one place. Within the development there will be distinct areas with placemaking features. Not only will our buildings be of a high standard and design-led, but we will also place a premium on public realm, and create a social heart in every neighbourhood where people can meet and feel part of a community.

We want to make a difference in how and where people live. We are not just building houses; we are creating a lifetime community.

Liam Lee, Chief Executive



As a Bristolian, I am determined to deliver a development scheme that the region will be proud of. Brabazon, which is one of the largest developments in the UK, demands and requires a different approach. At 380 acres, it is the scale of the site which gives us the freedom to be different. Our masterplan is not about building houses – we are building a new urban community, attracting local people and visitors. We want to harness Bristol's proud heritage of engineering, innovation and creativity, attracting new businesses, skills and knowledge to the area to build on the city's past and invest in its future. Brabazon has all the benefits of having one of the country's most exciting and vibrant, up-and-coming cities on its doorstep, while also being within a stone's throw of the countryside. It will be a place where people can live, work, go to school, and enjoy their leisure time. It will have boutique and convenience shops, bars and restaurants, parks, lakes, open spaces, primary and secondary schools, a medical centre and new railway station, attracting a diverse and mixed community.

Our concept is affordable luxury: an exciting new neighbourhood that Bristol and the South West can be proud of.

Jason Mills, Director of Planning and Development



The key to delivering our vision is quality. When it comes to the physical construction of our buildings we will set a new standard in construction methods, materials and design. We will carry out rigorous checks throughout construction to ensure the highest standards and minimise problems. Our homes will be built to ensure longevity and create a sense of solidity, security and stability. Our homebuyers can rely on us to deliver on time and as promised. We want the handover process of our properties to be as simple as possible; before they move in, all snagging will be completed and we will provide all homebuyers with an easy-to-use manual on how to run their home, and give personal demonstrations when required.

Our homes and the neighbourhoods we create will have integrity: built for living now and far into the future.

Rob Benson, Construction Director





**THE FUTURE OF BRABAZON IS IN SAFE HANDS. YTL DEVELOPMENTS HAS LEADING EXPERTISE IN COMPLEX URBAN PROJECTS THAT NEED A LONG-TERM PARTNER.**

SINCE 1955, WE'VE BEEN BUILDING UPON AN IMPRESSIVE TRACK RECORD OF WORLD-CLASS DEVELOPMENT PROJECTS, SERVING MORE THAN 12 MILLION CUSTOMERS ACROSS ASIA, AUSTRALIA AND EUROPE.



**WE**

ARE TIED BY OUR VALUES.  
AND THOSE VALUES ARE WHAT OUR  
CUSTOMERS, COLLEAGUES AND  
COLLABORATORS EXPECT.

**WE**

FORGE SUSTAINABLE  
RELATIONSHIPS.







**WE**

STRIVE TO BE HONEST AND FAIR.  
TO TREAT OTHERS THE WAY WE  
WOULD EXPECT TO BE TREATED.



**WE**

CARE ABOUT OUR NEIGHBOURHOODS,  
THE ECONOMY WE SHAPE AND THE  
PEOPLE WE MEET.



**WE**

MAKE SUSTAINABLE PROFITS.



**WE**

CREATE SUSTAINABLE  
PRODUCTS AND SERVICES.



THE SPIRIT  
OF BRISTOL





# BUILT BY US

WE DESIGN PLACES THAT PEOPLE WILL ENJOY.  
WE CREATE BUILDINGS THAT WORK – AND WORK WELL.  
WE CHALLENGE THE NORM AND DELIVER NEW WAYS TO WORK AND LIVE.

# MADE BY YOU

BRABAZON WILL BE NURTURED BY US,  
BUT DEFINED BY THE PEOPLE WHO LIVE, WORK AND VISIT HERE.

# SUSTAINED BY ALL

WE ONLY MAKE LONG-TERM COMMITMENTS.  
TOGETHER WE WILL NURTURE AND GROW A COMMUNITY. WE ARE HERE  
TO PLANT THE TREES AND IN YEARS TO COME ENJOY THEIR SHADE.  
WE ARE HERE TODAY AND FOR THE FUTURE.

YTL Developments  
YTL GROUP





# SO WHEN DOES THIS SCHEME GET OFF THE GROUND?

WE HAVE ALREADY ASSEMBLED A SIGNIFICANT TEAM OF ARCHITECTS, PLANNERS, DESIGNERS, ENGINEERS, BUILDERS, SURVEYORS AND SPECIALISTS. WE HAVE BEEN WORKING WITH THIS TEAM SINCE 2015 WHEN WE PURCHASED THIS SITE.

## KEY MILESTONES

**WINTER 2017**

Planning consent granted

**JANUARY 2018**

Cribbs Patchway New Neighbourhood planning agreement signed

**FEBRUARY 2018**

Feilden Clegg Bradley Architects appointed for Phase 1 Residential

**SPRING 2018**

Infrastructure work began to form the Blenheim roundabout access.  
Planning application submitted for the restoration of the Grade II listed Spitfire Hangar

**AUTUMN 2018**

Infrastructure work begins on the A38 access to unlock commercial opportunities

**WINTER 2018**

Start of on-site road construction

**SPRING 2019**

Start of construction of Phase 1 Residential

**SUMMER 2019**

Start of construction of Phase 1 Commercial

**SPRING 2020**

Handover of first Phase 1 Homes

YTL Developments  
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Concorde Road, Patchway  
Bristol BS34 5TB

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COME AND BE A PART OF THIS ENDEAVOUR.  
REGISTER AND WE WILL KEEP YOU UP TO DATE ON  
PLANS AND OPPORTUNITIES TO BE INVOLVED IN THIS  
EXCITING NEW BRISTOL NEIGHBOURHOOD.

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**YTLDEVELOPMENTS.CO.UK**

**0117 979 1928**